

Frankfort Architectural Review Board

July 18, 2006

Members Present: Dwayne Cook
Joe Johnson
Roger Stapleton (3)

Members Absent: Andy Casebier
John Downs (2)

There being a quorum, the meeting was called to order by
Chairman Stapleton

A motion was made by Joe Johnson to approve the minutes of the meetings of June 1 and June 20, 2006. The motion was seconded by Mr. Cook and carried unanimously.

The only item of business on the agenda was a request from Steve and Sallie Bolton for a conditional use permit to operate a professional office (law office) in the principal structure located at 413 Shelby Street, zoned "SC" Special Capital District.

Mr. Robert Hewitt, Planning Supervisor, was present with the staff report. Mr. Hewitt stated the property consists of a two story structure and is approximately 0.22 acres in size. He added the structure is not listed on the Inventory of Historic Resources individual survey form for the subject property on file in the Planning Department. Mr. Hewitt stated there were no outstanding code enforcement violations for the property at the time of this report.

Mr. Hewitt recommended approval of the request with the following conditions:

A building permit for the change of use is required for 413 Shelby Street.

The conditional use is permitted only at 413 Shelby Street.

The conditional use is granted only to Steve & Sallie Bolton.

The conditional use is not transferable and any change in ownership or use will jmake this approval null and void.

Any signs for a professional office at 413 Shelby Street shall conform with any and all regulations of the City of Frankfort Zoning Ordinance and a sign permit shall be issued prior to installation.

Any exterior change to the property that does not qualify for the issuance of a Certificate of No Exterior Effect will require the issuance of a Certificate of Appropriateness.

Mr. Steve Bolton, applicant, was present and stated they would have a small, low intensity law office with two lawyers and a secretary. He stated they do have off street parking with a garage and a driveway on the property. He stated this is not a novel use to the 400 block and added at 309 there was a boat repair shop in the back yard and a tax planner on the block. He added there are three apartment buildings on the block. Mr. Bolton stated the most intensive use is Frankfort High School. He added there would be no structural changes to the house. He stated there would be minimal signage.

Ms. Anne Gibbs, South Frankfort resident, was present and stated she opposed the request. She stated it leads to the dilution of the residential character of the area. She stated there is a business across the street but it is still a primary residence. She stated this will not be a residence at this time. Ms. Gibbs stated there was no signage at the tax office or the boat repair shop.

A motion was made by Mr. Johnson to approve the request with all the staff conditions being required to be met. The motion was seconded by Mr. Cook and carried unanimously.

A motion was made by Mr. Cook and seconded by Mr. Johnson to adjourn. The motion carried unanimously.

Chairman